



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

WEDNESDAY APRIL 2, 2014 -- 5:00 p.m. to 7:00 p.m.

Woodward Park Library Large Meeting Room 933 Perrin Ave, Fresno, CA 93720

(This is the meeting room located near the entrance doors to the Library)

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETINGS

3. PROJECT REVIEW – CONTINUED ITEMS

[none]

4. PROJECT REVIEW – NEW ITEMS

- a. **Conditional Use Permit Application No. C-14-016** was filed by Bill Robinson of Sol Development Associates LLC, on behalf of Arman Zakaryan. It pertains to 0.41 acre of property located AT 1733 East Alluvial Avenue (APN 404-364-03) on the south side of East Alluvial Avenue between North Cedar and North Maple Avenues. The applicant proposes the construction of a single story, 5,000 square-foot congregate care home—Eagle Crest Care Center. The existing 1,500± square-foot single family residential dwelling on the site will be removed. The property is in the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

- b. **Plan Amendment Application No. A-14-03, Rezone Application No. R-14-003, Vesting Tentative Tract Map (VTTM) No. 6043/UGM, and Conditional Use Permit Application (CUP) No. C-14-013** were filed by Gary Giannetta, on behalf of Grantor Fresno Clovis investments LLC. These applications pertain to 8.8 net acres of property located at 8092 North Millbrook Avenue (assigned site address), APN 403-060-46, on the northeast corner of North Millbrook and East Nees Avenues. **Plan Amendment Application No. A-14-03** proposes to amend the 2025 Fresno General Plan and Woodward Park Community Plan from the Medium-Low Density Residential planned land use to the Medium Density Residential planned land use. **Rezone Application No. R-14-003** proposes to amend the zoning of the subject property from AE-5/UGM (Exclusive Five-Acre Agricultural District/Urban Growth Management Area) to the R-1/UGM (*Single Family Residential/Urban Growth Management*). **VTTM 6043/UGM** proposes a 61-lot single family planned unit development (PUD) with public streets, and concomitant **CUP Application No. C-14-013** for this PUD proposes modification of some development standards.

(see following page)

- c. **Vesting Tentative Tract Map No. 6063/UGM and Conditional Use Permit Application No. C-14-018** were filed by Gary Giannetta, on behalf of Grantor Copper Park LLC. These applications pertain to 2.0 gross acres (1.78 net acres) of property located at 1025 East Carnoustie Avenue (site address), APN 577-210-54, in the Copper River development ant the southeast corner of North Friant Road and East Copper Avenue (just south of the park & ride lot there). The property is planned for Medium Density Residential land use, and is zoned R-1/UGM (*Single Family Residential/Urban Growth Management*). **VTTM 6043/UGM** proposes a 10-lot single family PUD with public streets, and concomitant **CUP Application No. C-14-013** for this PUD proposes modification of some development standards.

- d. **Text Amendment Application No. TA-14-001** was initiated by Fresno City Council Resolution No. 2013-199, dated November 21, 2013. It proposes to amend Chapter 12 of the Fresno Municipal Code, Sections 12-105.P, 12-220.3, 12-222.3, 12-231.5, and 12-306.N.17 to define and regulate payday lending establishments by establishing operational and geographical parameters for these businesses.

5. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

6. ADJOURNMENT

BELOW IS A LINK TO THE FULL AGENDA MATERIALS IN PDF FORMAT:

[http://m3.fresno.gov/upload/files/112379674/2014-04-02Agenda\(complete\).pdf](http://m3.fresno.gov/upload/files/112379674/2014-04-02Agenda(complete).pdf)